131.0	0003	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,114,200 / 1,114,200
					USE VALUE: 1,114,200 / 1,114,200
					ASSESSED: 1,114,200 / 1,114,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOX RYAN JOSEPH
Owner 2:	TYLER ERIC JOHN
Owner 3:	
Street 1:	38 NORFOLK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ELLIOTT INGRID E -
Owner 2:	-
Street 1:	38 NORFOLK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,257 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2454 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11257.000	497,100	3,400	613,700	1,114,200
Total Card	0.258	497,100	3,400	613,700	1,114,200
Total Parcel	0.258	497,100	3,400	613,700	1,114,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 453.96 | /Parcel: 453.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84517

GIS Ref

GIS Ref

Insp Date 10/13/17

PREVIOUS ASSESSMENT

Parcel ID 131.0-0003-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	497,100	3400	11,257.	613,700	1,114,200	1,114,200	Year End Roll	12/18/2019
2019	101	FV	373,400	3400	11,257.	647,800	1,024,600	1,024,600	Year End Roll	1/3/2019
2018	101	FV	373,400	3400	11,257.	477,400	854,200	854,200	Year End Roll	12/20/2017
2017	101	FV	376,900	3400	11,257.	456,900	837,200	837,200	Year End Roll	1/3/2017
2016	101	FV	376,900	3400	11,257.	422,800	803,100	803,100	Year End	1/4/2016
2015	101	FV	356,200	3400	11,257.	354,600	714,200	714,200	Year End Roll	12/11/2014
2014	101	FV	356,200	3400	11,257.	346,400	706,000	706,000	Year End Roll	12/16/2013
2013	101	FV	356,200	3400	11,257.	330,100	689,700	689,700		12/13/2012

!10261!

PRINT

Date	Time
12/11/20	00:35:23

LAST REV

Date	Time
12/09/20	09:11:39
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10261

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLIOTT INGRID	75761-548	1	9/30/2020		1,251,000	No	No		
JENSEN CRAIG A	24144-271		1/7/1994		307,500	No	No		Y

USER DEFINED

Prior Id # 1:	84517
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/9/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
10/13/2017	Inspected	BS	Barbara S
8/30/2017	MEAS&NOTICE	HS	Hanne S
11/14/2008	Meas/Inspect	345	PATRIOT
10/30/2000	Hearing N/C	189	PATRIOT
11/2/1999	Meas/Inspect	243	PATRIOT
8/17/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11257		Sq. Ft.	Site		0	90.	0.61	10			Topo	-10					613,744						613,700	

Total AC/HA: 0.25843 | Total SF/SM: 11257 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 613,744 | Spl Credit | Total: 613,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Fair
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12169814
Const Adj.:	1.00539947
Adj $ / SQ:	146.608
Other Features:	96600
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610716
Depreciation:	113593
Depreciated Total:	497123

COMMENTS

ONE TUB IN ATTIC NOT WORKING VERY OLD FURNACE BSMT TOILET.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

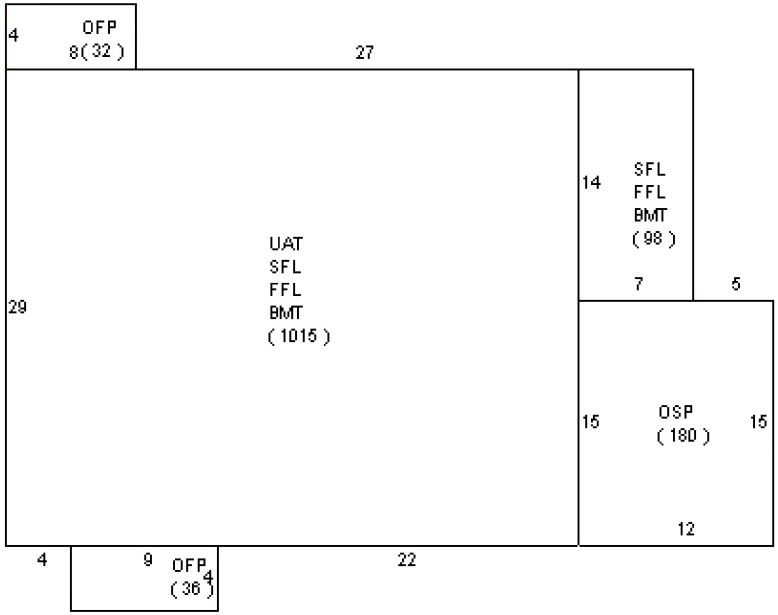
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.40
Special Features:	0	Val/Su Net:	129.42
Final Total:	497100	Val/Su SzAd	223.32

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,113	43.980	48,952
FFL	First Floor	1,113	146.610	163,175
SFL	Second Floor	1,113	146.610	163,175
UAT	Upper Attic	254	98.230	24,925
OSP	Screen Porch	180	28.390	5,109
OFP	Open Porch	68	40.980	2,787

Net Sketched Area:	3,841	Total:	408,123
Size Ad	2226	Gross Are	4602	FinArea	2454
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X19	A	AV	1910	26.96	T	40	101			3,400			3,400

More:	N	Total Yard Items:	3,400	Total Special Featues:		Total:	3,400